

Colorado Community Media  
750 W. Hampden Ave. Suite 225  
Englewood, CO 80110

Carbon Valley Park & Rec District\*\*  
701 5th Street  
Frederick CO 80530

# AFFIDAVIT OF PUBLICATION

State of Colorado }  
County of Weld } ss

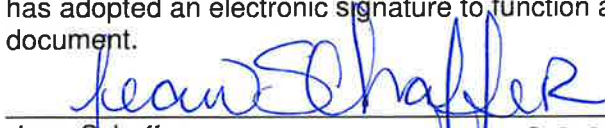
This Affidavit of Publication for the Fort Lupton Press, a weekly newspaper, printed and published for the County of Weld, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made 3/28/2024, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.



For the Fort Lupton Press

State of Colorado }  
County of Arapahoe } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before me by the above named Linda Shapley, publisher of said newspaper, who is personally known to me to be the identical person in the above certificate on 3/28/2024. Linda Shapley has verified to me that she has adopted an electronic signature to function as her signature on this document.



Jean Schaffer  
Notary Public  
My commission ends January 16, 2028

**JEAN SCHAFFER**  
**NOTARY PUBLIC - STATE OF COLORADO**  
**NOTARY ID 20134029363**  
**MY COMMISSION EXPIRES JAN 16, 2028**

Public Notice  
Notice of Public Hearing on  
Petition for Inclusion  
Of Real Property into Recreation District  
Frederick, Colorado - PLEASE TAKE NOTICE  
That at 9:30 PM on April 17, 2024 the Board of  
Directors of the CARBON VALLEY PARKS AND  
RECREATION DISTRICT will hold a public  
hearing to consider a Petition of Inclusion by  
GARRETT LAMES LLC to be included into the  
Carbon Valley Parks and Recreation District's  
boundaries with the following legal description of  
real property  
LEGAL DESCRIPTION - THAT CERTAIN  
PORTION OF LOT B, RECORDED  
EXEMPTION NO. 1207-25-2 RE-4103, PER  
PLAT RECORDED JULY 15, 2005 AT  
RECEPTION NO. 330561 IN THE OFFICIAL  
RECORDS OF THE OFFICE OF THE CLERK  
AND RECORDER OF WELD COUNTY,  
COLORADO, LOT A, RECORDED  
EXEMPTION NO. 1207-25-2 RE-1450, PER  
PLAT RECORDED OCTOBER 2, 1992 AT  
RECEPTION NO. 330693 IN SAID  
RECORDS, LOT B, RECORDED EXEMPTION  
1207-25-1 RE-1846, PER PLAT RECORDED  
MARCH 8, 1998 AT RECEPTION NUMBER  
347616 IN SAID RECORDS, AND A PARCEL  
OF LAND AS DESCRIBED IN EXHIBIT 2,  
ORDER FOR INCLUSION, RECORDED  
NOVEMBER 22, 2017 AT RECEPTION  
NUMBER 435555 IN SAID RECORDS, ALL  
IN THE TOWN OF FRESTONE, COUNTY OF  
WELD, STATE OF COLORADO, LYING  
WITHIN THE NORTH HALF OF SECTION 25,  
TOWNSHIP 3 NORTH, RANGE 68 WEST, 8TH  
PRINCIPAL MERIDIAN, SAID TOWN,  
COUNTY AND STATE, MORE  
PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE CENTER QUARTER  
CORNER OF SAID SECTION;  
THENCE ALONG THE SOUTH LINE OF THE  
NORTHWEST QUARTER OF SAID SECTION  
25 SOUTH 89°43'03" WEST, A DISTANCE OF  
2,824.18 FEET TO THE WEST QUARTER  
CORNER OF SAID SECTION;  
THENCE DEPARTING SAID WEST LINE AND  
ALONG THE SOUTH, EAST AND NORTH  
LINES OF SAID LOT A THE FOLLOWING 3  
COURSES:  
1) NORTH 89°54'53" EAST, A DISTANCE OF  
490.00 FEET;  
2) NORTH 27°22'46" EAST, A DISTANCE OF  
282.43 FEET;  
3) SOUTH 89°54'53" WEST, A DISTANCE OF  
503.08 FEET TO SAID WEST LINE OF SAID  
NORTHWEST QUARTER;  
THENCE ALONG SAID WEST LINE NORTH  
89°54'53" WEST, A DISTANCE OF 1,207.04  
FEET;  
THENCE DEPARTING SAID WEST LINE,  
SOUTH 89°29'32" EAST, A DISTANCE OF  
411.54 FEET TO THE BEGINNING OF A  
TANGENT CURVE CONCAVE NORTHERLY  
HAVING A RADIUS OF 700.00 FEET;  
THENCE EASTERLY ALONG SAID CURVE  
THROUGH A CENTRAL ANGLE OF  
0°40'33", AN ARC LENGTH OF 49.88 FEET;  
THENCE TANGENT TO SAID CURVE NORTH  
87°23'17" EAST, A DISTANCE OF 112.33  
FEET TO THE BEGINNING OF A TANGENT  
CURVE CONCAVE SOUTHERLY HAVING A  
RADIUS OF 690.00 FEET;  
THENCE EASTERLY ALONG SAID CURVE  
THROUGH A CENTRAL ANGLE OF  
21°38'17", AN ARC LENGTH OF 245.48  
FEET;  
THENCE TANGENT TO SAID CURVE SOUTH  
71°39'09" EAST, A DISTANCE OF 91.01 FEET  
TO THE BEGINNING OF TANGENT CURVE  
CONCAVE NORTHERLY HAVING A RADIUS  
OF 500.00 FEET;  
THENCE TANGENT TO SAID CURVE NORTH  
87°24'34" EAST, A DISTANCE OF 403.49  
FEET;  
THENCE NORTH 01°43'25" WEST, A  
DISTANCE OF 305.35 FEET;  
THENCE NORTH 88°16'35" EAST, A  
DISTANCE OF 19.99 FEET TO THE  
SOUTHWEST CORNER OF SAID LOT A;  
THENCE ALONG THE WEST LINE OF SAID  
LOT A NORTH 31°19'11" WEST, A  
DISTANCE OF 411.54 FEET TO THE  
NORTHWEST CORNER OF SAID LOT A;  
THENCE ALONG THE NORTH LINE OF SAID  
LOT A AND THE NORTH LINE OF SAID LOT  
B, RECORDED EXEMPTION NO. 1207-25-2  
RE-4103, NORTH 88°49'43" EAST, A  
DISTANCE OF 1,207.26 FEET TO THE  
NORTHWEST CORNER OF SAID LOT B;  
THENCE ALONG THE EAST LINE OF SAID  
LOT B, SOUTH 89°24'23" EAST, A DISTANCE  
OF 1,255.42 FEET TO THE NORTHWEST  
CORNER OF SAID LOT B, RECORDED  
EXEMPTION 1207-25-1 RE-1846;  
THENCE ALONG THE NORTH, EAST AND  
SOUTH LINES OF SAID LOT B, RECORDED  
EXEMPTION 1207-25-1 RE-1846,  
THE FOLLOWING 5 COURSES:  
1) SOUTH 88°47'23" EAST, A DISTANCE OF  
2,834.89 FEET;  
2) SOUTH 00°00'00" EAST, A DISTANCE OF  
594.21 FEET;  
3) NORTH 87°17'17" WEST, A DISTANCE OF  
468.72 FEET;  
4) SOUTH 00°16'17" EAST, A DISTANCE OF  
62.57 FEET;  
5) SOUTH 89°53'38" WEST, A DISTANCE OF  
94.65 FEET TO THE EAST LINE OF SAID  
EXHIBIT 2, ORDER FOR INCLUSION  
PARCEL;  
THENCE ALONG THE EAST, SOUTH AND  
WEST LINES OF SAID PARCEL THE  
FOLLOWING 3 COURSES:  
1) SOUTH 00°00'00" EAST, A DISTANCE OF  
28.80 FEET;  
2) NORTH 90°00'00" WEST, A DISTANCE OF  
204.00 FEET;  
3) NORTH 00°00'00" EAST, A DISTANCE OF  
35.35 FEET TO THE SOUTH LINE OF LOT B,  
RECORDED EXEMPTION 1207-25-1 RE-1846;  
THENCE ALONG SAID SOUTH LINE SOUTH  
89°23'38" WEST, A DISTANCE OF 476.62  
FEET TO THE EAST LINE OF A PARCEL OF  
LAND DESCRIBED IN EXHIBIT 1 IN  
CORRECTED INCLUSION ORDER,  
RECORDED AT RECEPTION NUMBER  
435555 IN SAID RECORDS;  
THENCE ALONG THE EASTERLY,  
NORTHEASTERLY, NORTHERLY,  
WESTERLY, SOUTHWESTERLY AND  
SOUTHERLY LINES OF SAID LAST  
DESCRIBED PARCEL THE FOLLOWING 10  
COURSES:  
1) NORTH 00°00'00" EAST, A DISTANCE OF  
22.37 FEET;  
2) NORTH 25°13'09" WEST, A DISTANCE OF  
396.00 FEET;  
3) NORTH 00°00'00" WEST, A DISTANCE OF  
152.81 FEET;  
4) NORTH 00°00'00" EAST, A DISTANCE OF  
252.13 FEET;  
5) NORTH 90°00'00" WEST, A DISTANCE OF  
208.00 FEET;  
6) SOUTH 00°00'00" EAST, A DISTANCE OF  
282.18 FEET;  
7) SOUTH 25°13'09" EAST, A DISTANCE OF  
306.00 FEET;  
8) NORTH 00°00'00" WEST, A DISTANCE OF  
24.51 FEET;  
9) SOUTH 89°23'48" EAST, A DISTANCE OF  
165.00 FEET;  
10) SOUTH 89°23'48" EAST, A DISTANCE OF  
24.48 FEET TO THE SOUTH LINE OF SAID  
LOT B, RECORDED EXEMPTION  
1207-25-1 RE-1846;  
THENCE ALONG THE SOUTH AND  
SOUTHEASTERLY LINES OF SAID LOT B  
THE FOLLOWING 5 COURSES:  
1) SOUTH 89°33'38" WEST, A DISTANCE OF  
35.49 FEET;  
2) SOUTH 18°18'08" EAST, A DISTANCE OF  
35.49 FEET;  
3) SOUTH 45°41'32" WEST, A DISTANCE OF  
104.88 FEET;  
4) SOUTH 57°41'10" WEST, A DISTANCE OF  
71.23 FEET;  
5) NORTH 19°15'35" WEST, A DISTANCE OF  
531.43 FEET TO THE EAST LINE OF SAID  
LOT B, RECORDED EXEMPTION NO.  
1207-25-2 RE-4103;  
THENCE ALONG SAID EAST LINE, SOUTH  
00°24'23" EAST, A DISTANCE OF 444.26  
FEET TO THE POINT OF BEGINNING  
CONTAINING AN AREA OF 171.366 ACRES,  
(7,189.64 SQUARE FEET), MORE OR LESS;  
EXCEPTING THEREFROM A PARCEL OF  
LAND AS DESCRIBED IN SAID RECORDS AS  
EXHIBIT 3, EXCLUSION ORDER RECORDED  
AT RECEPTION NUMBER 415486, BEING  
MORE PARTICULARLY DESCRIBED AS  
FOLLOWS:  
COMMENCING AT SAID WEST QUARTER  
CORNER OF SECTION 25, WHENCE THE  
CENTER QUARTER CORNER OF SAID  
SECTION BEARS S 89°54'53" EAST;  
THENCE NORTH 44°14'41" EAST, A  
DISTANCE OF 1481.93 FEET TO THE POINT  
OF BEGINNING;  
THENCE NORTH 00°00'00" EAST, A  
DISTANCE OF 200.00 FEET;  
THENCE NORTH 90°00'00" EAST, A  
DISTANCE OF 200.00 FEET;  
THENCE NORTH 00°00'00" EAST, A  
DISTANCE OF 200.00 FEET;  
THENCE NORTH 90°00'00" WEST, A  
DISTANCE OF 200.00 FEET TO THE POINT  
OF BEGINNING;  
EXCEPTING PARCEL CONTAINING AN  
AREA OF 3,938 ACRES (40,000 SQ FT),  
MORE OR LESS;  
ALSO EXCEPTING THEREFROM A PARCEL  
OF LAND AS DESCRIBED IN SAID RECORDS AS  
ST. VRAIN LAKE METROPOLITAN  
DISTRICT, RECORDED AT RECEPTION  
NUMBER 347163, BEING MORE  
PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTH QUARTER  
CORNER OF SAID SECTION 25, WHENCE  
THE CENTER QUARTER CORNER OF SAID  
SECTION BEARS S 89°54'53" EAST;  
THENCE SOUTH 24°00'08" WEST, A  
DISTANCE OF 688.84 FEET TO THE POINT  
OF BEGINNING, AND THE BEGINNING OF A  
NON-TANGENT CURVE CONCAVE  
NORTHWESTERLY HAVING A RADIUS OF  
854.00 FEET, THE RADIUS POINT OF SAID  
CURVE BEARS NORTH 55°30'42" WEST;  
THENCE SOUTHWESTERLY ALONG SAID  
CURVE THROUGH A CENTRAL ANGLE OF  
0°40'34", AN ARC LENGTH OF 99.51 FEET;  
THENCE TANGENT TO SAID CURVE SOUTH  
34°14'23" WEST, A DISTANCE OF 245.59  
FEET TO THE BEGINNING OF A  
NON-TANGENT CURVE CONCAVE  
SOUTHWESTERLY HAVING A RADIUS OF  
418.00 FEET, THE RADIUS POINT OF SAID  
CURVE BEARS SOUTH 37°23'27" WEST;  
THENCE WESTERLY ALONG SAID CURVE  
THROUGH A CENTRAL ANGLE OF  
28°14'28", AN ARC LENGTH OF 307.49  
FEET;  
THENCE NON-TANGENT TO SAID CURVE,  
NORTH 88°24'19" EAST, A DISTANCE OF  
187.8 FEET TO THE BEGINNING OF A  
NON-TANGENT CURVE CONCAVE  
SOUTHEASTERLY HAVING A RADIUS OF  
164.00 FEET, THE RADIUS POINT OF SAID  
CURVE BEARS NORTH 48°48'03" EAST;  
THENCE NORTHEASTERLY ALONG SAID  
CURVE THROUGH A CENTRAL ANGLE OF  
183°10'38", AN ARC LENGTH OF 511.25  
FEET;  
THENCE NON-TANGENT TO SAID CURVE,  
SOUTH 34°26'23" EAST, A DISTANCE OF  
123.75 FEET TO THE POINT OF BEGINNING;  
EXCEPTING PARCEL CONTAINING AN  
AREA OF 224 ACRES, (102,841 SQUARE  
FEET), MORE OR LESS;  
THE ABOVE DESCRIBED PARCEL  
CONTAINS A NET AREA OF 775.994 ACRES,  
(8,421,108 SQ FT), MORE OR LESS;  
Copies of the Petition and the legal inclusion  
of the property is subject to the  
determination of the Board of Directors  
of the Carbon Valley Parks and  
Recreation District, 151 Grant Avenue,  
Frederick, Colorado, 80520.  
The public hearing will be held at the Carbon  
Valley Parks and Recreation District Community  
Center located at 151 Grant Avenue, Frederick,  
CO, 80520, April 17, 2024 at 9:30 PM.  
Questions prior to the public hearing should be  
directed to Bryan Hostetler, Business and  
Finance Director, (303) 832-2000 Ext. 104.  
All interested persons, municipalities or  
quarters that may be able to provide services to  
the real property, shall appear at the public  
hearing and show cause in writing why the  
Board of Directors of the Carbon Valley Parks  
and Recreation District should not adopt  
a final resolution and order approving the  
inclusion of the above-described real property  
into a subdistrict. The failure of  
appearance at the Carbon Valley Parks and  
Recreation District, in the written resolution  
shall be taken as an assent on the part of  
the inclusion of the property.  
Dean Hummel, Executive Director  
Carbon Valley Parks and Recreation District  
For more information or to view Petitions for  
inclusion, please contact Bryan Hostetler at  
bhostetler@cvprd.org  
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Public Notice

Notice of Public Hearing on  
Petition for Inclusion  
Of Real Property into Recreation District

Frederick, Colorado - PLEASE TAKE NOTICE that at 6:30 PM on April 17, 2024 the Board of Directors of the CARBON VALLEY PARKS AND RECREATION DISTRICT will hold a public hearing to consider a Petition of Inclusion by BAREFOOT LAKES LLC to be included into the Carbon Valley Parks and Recreation District's boundaries with the following legal description of real property:

LEGAL DESCRIPTION - THAT CERTAIN PORTION OF LOT B, RECORDED EXEMPTION NO: 1207-25-2 RE-4103, PER PLAT RECORDED JULY 15, 2005 AT RECEPTION NO. 3303561, IN THE OFFICIAL RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF WELD COUNTY COLORADO, LOT A, RECORDED EXEMPTION NO 1207-25-2-RE1450, PER PLAT RECORDED OCTOBER 2, 1992 AT RECEPTION NO. 2305632 IN SAID RECORDS, LOT B, RECORDED EXEMPTION 1207-25-1-RE1840, PER PLAT RECORDED MARCH 6, 1996 AT RECEPTION NUMBER 2479616 IN SAID RECORDS, AND A PARCEL OF LAND AS DESCRIBED IN EXHIBIT 2, ORDER FOR INCLUSION, RECORDED NOVEMBER 22, 2017 AT RECEPTION NUMBER 4354880 IN SAID RECORDS, ALL IN THE TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, LYING WITHIN THE NORTH HALF OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 68 WEST, 6TH PRINCIPAL MERIDIAN, SAID TOWN, COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 25;

THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 25 SOUTH 88°45'03" WEST, A DISTANCE OF 2,634.18 FEET TO THE WEST QUARTER CORNER OF SAID SECTION;

THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, NORTH 00°13'07" WEST, A DISTANCE OF 518.80 FEET TO THE SOUTHWEST CORNER OF LOT A, RECORDED EXEMPTION NO: 1207-25-2 RE-4103;

THENCE DEPARTING SAID WEST LINE AND ALONG THE SOUTH, EAST AND NORTH LINES OF SAID LOT A THE FOLLOWING 3 COURSES;

- 1) NORTH 88°54'53" EAST, A DISTANCE OF 480.00 FEET;
- 2) NORTH 23°22'49" EAST, A DISTANCE OF 282.43 FEET;
- 3) SOUTH 88°54'53" WEST, A DISTANCE OF 593.08 FEET TO SAID WEST LINE OF SAID NORTHWEST QUARTER;

THENCE ALONG SAID WEST LINE, NORTH 00°13'07" WEST, A DISTANCE OF 1,207.04 FEET;

THENCE DEPARTING SAID WEST LINE, SOUTH 89°29'32" EAST, A DISTANCE OF 241.54 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 700.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°04'53", AN ARC LENGTH OF 49.86 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 86°25'34" EAST, A DISTANCE OF 113.93 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 650.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°38'17", AN ARC LENGTH OF 245.48 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 71°56'09" EAST, A DISTANCE OF 91.01 FEET TO THE BEGINNING OF TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 500.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°38'57", AN ARC LENGTH OF 180.20 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 87°24'54" EAST, A DISTANCE OF 403.49 FEET;

THENCE NORTH 01°43'25" WEST, A DISTANCE OF 305.38 FEET;

THENCE NORTH 88°16'35" EAST, A DISTANCE OF 24.89 FEET TO THE SOUTHWEST CORNER OF SAID LOT A;

THENCE ALONG THE WEST LINE OF SAID LOT A, NORTH 01°10'17" WEST, A DISTANCE OF 411.50 FEET TO THE NORTHWEST CORNER SAID TO LOT A;

THENCE ALONG THE NORTH LINE OF SAID LOT A AND THE NORTH LINE OF SAID LOT B, RECORDED EXEMPTION NO: 1207-25-2 RE-4103, NORTH 88°49'43" EAST, A DISTANCE OF 1,301.26 FEET TO THE NORTHEAST CORNER OF SAID LOT B;

THENCE ALONG THE EAST LINE OF SAID LOT B, SOUTH 00°24'22" EAST, A DISTANCE OF 1,285.42 FEET TO THE NORTHWEST CORNER OF SAID LOT B, RECORDED EXEMPTION 1207-25-1-RE1840;

THENCE ALONG THE NORTH, EAST AND SOUTH LINES OF SAID LOT B, RECORDED EXEMPTION 1207-25-1-RE1840 THE FOLLOWING 5 COURSES:

- 1) NORTH 88°47'23" EAST, A DISTANCE OF 2,634.69 FEET;
- 2) SOUTH 00°19'19" EAST, A DISTANCE OF 694.51 FEET;
- 3) NORTH 89°27'17" WEST, A DISTANCE OF 468.72 FEET;
- 4) SOUTH 00°19'17" EAST, A DISTANCE OF 92.57 FEET;
- 5) SOUTH 89°33'58" WEST, A DISTANCE OF 94.85 FEET TO THE EAST LINE OF SAID EXHIBIT 2, ORDER FOR INCLUSION PARCEL;

THENCE ALONG THE EAST, SOUTH AND WEST LINES OF SAID PARCEL THE FOLLOWING 3 COURSES:

- 1) SOUTH 00°00'00" EAST, A DISTANCE OF 39.86 FEET;
- 2) NORTH 90°00'00" WEST, A DISTANCE OF 200.00 FEET;
- 3) NORTH 00°00'00" EAST, A DISTANCE OF 38.35 FEET TO THE SOUTH LINE OF LOT B, RECORDED EXEMPTION 1207-25-1-RE1840;

THENCE ALONG SAID SOUTH LINE, SOUTH 89°33'58" WEST, A DISTANCE OF 476.62 FEET TO THE EAST LINE OF A PARCEL OF LAND DESCRIBED IN EXHIBIT 3 IN CORRECTED INCLUSION ORDER, RECORDED AT RECEPTION NUMBER 4355555 IN SAID RECORDS;

THENCE ALONG THE EASTERLY, NORTHEASTERLY, NORTHERLY, WESTERLY, SOUTHWESTERLY AND SOUTHERLY LINES OF SAID LAST DESCRIBED PARCEL THE FOLLOWING 10 COURSES:

- 1) NORTH 00°00'00" EAST, A DISTANCE OF 22.37 FEET;
- 2) NORTH 25°13'09" WEST, A DISTANCE OF 300.00 FEET;
- 3) NORTH 90°00'00" WEST, A DISTANCE OF 122.61 FEET;
- 4) NORTH 00°00'00" EAST, A DISTANCE OF 262.13 FEET;
- 5) NORTH 90°00'00" WEST, A DISTANCE OF 200.00 FEET;
- 6) SOUTH 00°00'00" EAST, A DISTANCE OF 262.13 FEET;
- 7) NORTH 90°00'00" EAST, A DISTANCE OF 72.61 FEET;
- 8) SOUTH 25°13'09" EAST, A DISTANCE OF 300.00 FEET;
- 9) NORTH 90°00'00" WEST, A DISTANCE OF 28.51 FEET;
- 10) SOUTH 00°33'43" EAST, A DISTANCE OF 24.48 FEET TO THE SOUTH LINE OF SAID LOT B, RECORDED EXEMPTION 1207-25-1-RE1840;

THENCE ALONG THE SOUTH AND SOUTHEASTERLY LINES OF SAID LOT B THE FOLLOWING 5 COURSES:

- 1) SOUTH 89°33'58" WEST, A DISTANCE OF 465.45 FEET;
- 2) SOUTH 18°18'06" EAST, A DISTANCE OF 39.49 FEET;
- 3) SOUTH 45°41'32" WEST, A DISTANCE OF 104.86 FEET;

- 4) SOUTH 57°41'10" WEST, A DISTANCE OF 71.23 FEET;
- 5) NORTH 89°19'55" WEST, A DISTANCE OF 525.62 FEET TO THE EAST LINE OF SAID LOT B, RECORDED EXEMPTION NO: 1207-25-2 RE-4103

THENCE ALONG SAID EAST LINE, SOUTH 00°24'22" EAST, A DISTANCE OF 444.36 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 178.366 ACRES, (7,769,641 SQUARE FEET), MORE OR LESS.

EXCEPTING THEREFROM A PARCEL OF LAND AS DESCRIBED IN SAID RECORDS AS EXHIBIT 5, EXCLUSION ORDER RECORDED AT RECEPTION NUMBER 4354880, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT SAID WEST QUARTER CORNER OF SECTION 25, WHENCE THE CENTER QUARTER CORNER OF SAID SECTION BEARS 88°45'03" EAST;

THENCE NORTH 44°14'41" EAST, A DISTANCE OF 1081.93 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00° 00'00" EAST, A DISTANCE OF 200.00 FEET;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 200.00 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 200.00 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.

EXCEPTION PARCEL CONTAINING AN AREA OF 0.918 ACRES (40,000 SQ.FT.), MORE OR LESS.

ALSO EXCEPTING THEREFROM A PARCEL OF LAND AS DESCRIBES IN SAID RECORDS AS ST. VRAIN LAKE METROPOLITAN DISTRICT NO. 1, RECORDED AT RECEPTION NUMBER 3487163, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 25, WHENCE THE CENTER QUARTER CORNER OF SAID SECTION BEARS SOUTH 00°24'22" EAST;

THENCE SOUTH 24°00'08" WEST, A DISTANCE OF 688.84 FEET TO THE POINT OF BEGINNING, AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 854.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 65°50'42" WEST; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°40'34", AN ARC LENGTH OF 99.51 FEET;

THENCE TANGENT TO SAID CURVE SOUTH 30°49'52" WEST, A DISTANCE OF 218.55 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 418.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 30°32'32" WEST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°26'26", AN ARC LENGTH OF 207.49 FEET;

THENCE NON-TANGENT TO SAID CURVE, NORTH 08°24'19" EAST, A DISTANCE OF 70.78 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 160.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 46°48'03" EAST;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 183°04'38", AN ARC LENGTH OF 511.25 FEET;

THENCE NON-TANGENT TO SAID CURVE, SOUTH 58°36'32" EAST, A DISTANCE OF 123.79 FEET TO THE POINT OF BEGINNING. EXCEPTION PARCEL CONTAINING AN AREA OF 2.354 ACRES, (102,541 SQUARE FEET), MORE OR LESS.

THE ABOVE DESCRIBED PARCEL CONTAINS A NET AREA OF 175.094 ACRES, (7,627,100 SQ. FT), MORE OR LESS.

Copies of the Petition and the legal description of the property is subject to the above-mentioned inclusion may be obtained from Bryan Hostetler, 151 Grant Avenue, Firestone, Colorado, 80520.

The public hearing will be held at the Carbon Valley Parks and Recreation District Community Center located at 151 Grant Avenue, Firestone, CO, 80520, **April 17, 2024 at 6:30 PM.** Questions prior to the public meeting should be directed to Bryan Hostetler, Business and Finance Director, (303) 833-3660 Ext. 104.

All interested persons, municipalities or counties that may be able to provide service to the real property, shall appear at the public hearing and show cause, in writing, why the Board of Directors of the Carbon Valley Parks and Recreation District should/should not adopt a final resolution and order approving the inclusion of the above-identified real property. The Board of Directors may continue the public hearing to a subsequent meeting. The failure of any person within the Carbon Valley Parks and Recreation District to file a written objection shall be taken as an assent on his or her part to the inclusion of the property.

Dean Rummel, Executive Director  
Carbon Valley Parks and Recreation District

For more information or to view Petitions for inclusion, please contact Bryan Hostetler at [bhostetler@cvprd.com](mailto:bhostetler@cvprd.com).

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